

# *Valuing Charitable Health Services*

*NCH Healthcare System, Inc.*

*For the Year Ending September 30, 2025*

## Purpose of this report

Not-for-profit community organizations serve a charitable purpose for their communities. They receive the benefit of little or no tax responsibilities in return for fulfilling their charitable mission.

In Florida there is no standard method to perform a comparison of the value of the tax exemptions received to the amount of charitable services delivered, but the healthcare industry standard is the “Texas” method. Annually, the State of Texas requires not-for-profit organizations to prepare a “community benefits” statement. In this statement, they must meet certain thresholds to retain their not-for-profit status. The report that follows uses this methodology.

This report clearly demonstrates that NCH Healthcare System, Inc. has met its obligation as a tax-exempt organization in 2025. As indicated on page 6, the amount of charity, subsidized Medicaid services and community benefit expenditures provided by NCH Healthcare System, Inc. exceeded the value of its tax exemption by **\$67,854,302**.

# Community Benefit Activities - 2025

## Description of Program Services

In serving the residents and visitors of Collier County and southern Lee County, NCH provides health-enhancing educational programs and resources as a benefit to the community. These programs include:

### ●Health Seminars, Community Outreach, Fairs & Testing

Free health seminars, community health fairs and complimentary or reduced-price screening tests were provided to the public at the NCH Telford Education Center, von Arx Diabetes Center and at various community outreach facilities.

*Value of these seminars: \$240,710*

### ●Support of the Neighborhood Health Clinic

The vision of a retiring NCH medical staff member and his wife came to fruition in our community several years ago.

Together, they helped rally the community to establish a clinic to provide care to the “working poor” of Collier County. NCH helped the Neighborhood Health Clinic get on its feet by first providing clinic space and laboratory services at no charge, and then providing expertise in the areas of information technology, biomedical technology, pharmacy and many other areas. When the Neighborhood Health Clinic has a patient with clinical needs beyond what they can offer, NCH has provided services to these patients.

*Value of these consulting and patient services: \$2,038,473*

### ●St. Matthew’s House

NCH has partnered with physicians in this community initiative to provide inpatient and outpatient services at no cost to patients who reside at St. Matthew’s House. In addition, NCH provides an on-site case manager at St. Matthew’s House who supports the coordination of care of clients.

*Value of the services provided at NCH facilities: \$4,864,286*

*Value of case manager services: \$73,341*

### ●P.L.A.N. – Physician Led Access Network of Collier County

NCH has partnered with physicians in this community initiative to provide medical services to the poor by providing both inpatient and outpatient care.

*Value of the services provided: \$135,794*

### ●Heart Programs

A healthy heart is a focus for NCH. The annual **Heart Walk** is an exciting event in which teams and individuals are sponsored to walk through Old Naples to support the cause of fighting heart disease. NCH has been a major supporter of the American Heart Association for many years.

*Value of this support: \$83,011*

### ●Cancer Survival

Another important initiative for NCH is assisting the patient in their cancer survival. NCH is a proud sponsor of Garden of Hope & Courage.

*Support of cancer awareness is valued at: \$67,994*

### ●Support of Patient Families

A medical event can affect the entire family. For families of brain injury and stroke patients, our team provides monthly guidance through support groups free of charge. We support infants and children through support for the March of Dimes, and assist patients who can't afford expenses such as transportation, personal items and home care.

*Value of these support services: \$181,244*

### ●Dr. John Briggs Wellness Center

A number of fitness services are provided through the Dr. John Briggs Wellness Center at a discount or free of charge. When a financial need exists, community members are provided complimentary memberships.

*Value of the Dr. John Briggs Wellness Center services provided: \$31,422*

### ●Sharing Our Space

When space is available, NCH provides space at no cost to needy, not-for-profit organizations. The **Telford Education Center** is available to not-for-profit healthcare related groups such as "Mended Hearts", "Bosom Buddies" and those that provide support for stroke patients. Residents of Marco benefited with the use of our facility for community education and the hospice support group.

*Value of this space: \$25,665*

### ●Clinical Schools

The clinical nursing schools of FGCU and Florida SouthWestern State College along with others are provided clinical education at the NCH campuses. NCH works with universities on providing pharmacy and laboratory preceptorships to students. NCH also provides on-site classroom space for clinical education. Nursing and radiology scholarships are generously

funded at both Florida SouthWestern State College, FGCU and other Florida universities.

*Value of these support services: \$209,985*

### ●Project SEARCH

Working with our partners at Collier County Public Schools, NCH offers young adults with developmental disabilities to learn job skills. The program has been very successful for both the young adults and those that work with them!

*Value of Project SEARCH: Priceless*

### ●Sharing our expertise

Members of NCH management serve on community boards in various capacities. We also provide expertise to other community issues such as workforce housing and workforce development.

*Value of these consulting services: \$21,966*

### ●Judith and Marvin Herb Family Simulation Center

The Herb Simulation Center provides standardized and customized scenarios to improve patient safety and outcomes, prepping the next generation of physicians, medical residents, nurses, therapists, EMS and other clinical staff which will collectively enhance individual and community health. With the Herb Simulation Center, teams are able to collaborate to practice safe, high-quality care. Supervised instructions are provided in situations so medical professionals can master their skills without putting patients at risk.

*Value of Herb Simulation Center: \$287,180*

**•Our Employees Give**

The spirit of caring goes beyond our doors. Not only do many NCH employees give to our needy coworker program “Partners in Caring”, but NCH employees annually hold a Christmas toy drive in which hundreds of toys are distributed to needy children. In late summer a school supply drive is conducted to assist children in starting the school year off right. NCH employees are also pacesetters for the United Way in their annual giving campaign.

*Value of these caring services: \$unknown*

<p><b>Total Value of Community Benefit Activities 2025: \$1,222,518</b></p>
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Note: Neighborhood Clinic, St. Matthew’s House & PLAN patient charges are excluded, as the dollars are included in charity on page 14.

## Texas Law - Charity Care and Community Benefits Standards

The Texas law details three standards to measure the extent to which a healthcare system is meeting its charitable purpose. A not-for-profit healthcare system must meet **one** of these thresholds of charity care and government-sponsored indigent health care (unreimbursed costs of Medicaid) along with charitable programs and services to the community. These standards are:

1. Charity care and unreimbursed costs of Medicaid provided in an amount equal to at least 4% of the healthcare system's net revenue. And combined charity care and unreimbursed cost of Medicaid and community benefits of at least 5% of the healthcare system's net revenue.
2. Charity care and Medicaid provided in an amount equal to at least 100% of the healthcare system's tax-exempt benefits, excluding Federal Income Tax.
3. Assessing if the healthcare system complied with a needs assessment submitted in the prior year. (Not applicable.)

### Standard #1: Cost of Charity Care and Medicaid must equal at least 4% of net patient service revenue, and 5% when combined with Community Benefits

		<u>2025</u>
Net Patient Service Revenue	\$	965,010,492 4%
		38,600,420
NCH Healthcare System's Charity Care Cost	(see page 14)	(27,983,120)
Unreimbursed Cost of Medicaid	(see page 15)	(50,656,781)
Total Charity Care and Medicaid		(78,639,901)
<i>Excess</i>	\$	(40,039,482)
Net Patient Service Revenue	\$	965,010,492 5%
		48,250,524
Total Charity Care and Medicaid (see above)		(78,639,901)
Community Benefits provided (see page 4)		(1,222,518)
Total Charity Care, Medicaid & Community Benefits	\$	(79,862,419)
<i>Excess</i>	\$	(31,611,895)

**Observation:** NCH Healthcare System significantly exceeds the Standard #1 requirements under the Texas Law.

### Standard #2: Cost of Charity Care and Medicaid must equal at least 100% of Hospital's tax-exempt benefits.

		<u>2025</u>
Value of NCH Healthcare System's Tax Exemption	(see page 6)	\$ 12,008,117
Charity Care and Medicaid	(see above)	(78,639,901)
<i>Excess</i>	\$	(66,631,784)

**Observation:** NCH Healthcare System significantly exceeds the Standard #2 requirements under the Texas Law.

**NCH Healthcare System, Inc.  
SUMMARY**

**Value of Community Benefit Expenditures**

**2025**

Community benefit expenditures from page 4:		1,222,518
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**Value of Charity and Subsidized Medicaid Care**

**2025**

Cost of providing charity care - page 14	\$	27,983,120
Medicaid cost subsidy - page 15		50,656,781
		78,639,901

**Value of Tax-Exempt Status**

**2025**

Foregone Federal income taxes - page 7	\$	-
Foregone State income taxes - page 13		-
Value of sales tax exemption - page 8		2,249,924
Foregone real property taxes - page 9		5,095,362
Foregone tangible property taxes - page 10		980,149
Foregone Federal unemployment tax - page 11		171,654
Value of sales tax exemption on capitalized assets - page 12		2,554,676
Value of tax exempt long-term financing - page 16		956,351
		12,008,117

**The Estimated Dollar Savings to the Community**

Value of Tax Exemption - Foregone Taxes	\$	12,008,117
Amounts expended in furtherance of exempt purpose:		
Value of community benefit expenditures - page 4		(1,222,518)
Value of charity and subsidized Medicaid care		(78,639,901)
Value of community benefit expenditures - page 4		(1,222,518)
Value of charity and subsidized Medicaid care		(78,639,901)
Net (gain) to the community	\$	<b>(67,854,302)</b>

NCH Healthcare System, Inc.  
**Estimate of Federal Income Tax Liability**  
For the year ended September 30, 2025

		<b><u>2025</u></b>
Form 990, (Line 22) Change in Net Assets per tax return (Assumption 3)	\$	94,700,128
Charitable Contributions (Assumption 1)		(95,243,064)
Sales Tax on Supplies - page 8		(2,249,924)
Real Property Taxes - page 9		(5,095,362)
Tangible Property Taxes - page 10		(980,149)
Federal Unemployment Taxes - page 11		(171,654)
Interest Expense on Long Term Debt - page 16		(956,351)
Adjusted Income (Loss)		<u>(9,996,377)</u>
Possible Book/Tax Differences: (Assumption 2)		
Depreciation on Capitalized Sales Tax - page 12		(1,652,650)
Estimated Taxable Income (Loss)		<u>(11,649,027)</u>
State of Florida Tax Deduction - page 13		-
Estimated Federal Taxable Income (Loss)		<u>(11,649,027)</u>
Tax rate 2025		<u>0.21</u>
Estimated Federal Tax Liability	\$	<u><u>-</u></u>

**Assumptions:**

1. Charitable contributions would not be taxable income. All amounts are considered gifts.
2. Book/tax differences for the following have not been calculated since it is assumed the differences are either immaterial or are timing differences which reverse over time: depreciation, accrued PTO, bad-debt allowance and self insured accruals.
3. The amount from the Form 990, line 19 has been increased by \$3,477,506 for net unrealized gains.

NCH Healthcare System, Inc.  
**Sales Tax Exemption**  
For the year ended September 30, 2025

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	<u><b>2025</b></u>
Total Supplies Purchased	\$ 248,196,099
Supplies Exempt Under Florida Administrative Code	<u>210,697,359</u>
Supplies Subject to Florida Sales Tax	\$ 37,498,740
Florida Sales Tax Rate	6%
Estimated Sales Tax on Supplies	<u><u>\$ 2,249,924</u></u>

**Methodology:**

As a non-profit organization, supplies are purchased using a sales tax exemption. Under Florida Administrative Code, some medical supplies are specifically exempt from sales tax. This exemption was applied to the appropriate supplies and subtracted from total supplies purchased, to arrive at those subject to Florida sales tax.

**Assumptions:**

Sales tax for the State of Florida is 6%.

**Conclusion:**

If NCH Healthcare System, Inc. were a taxable entity, it is estimated it would have paid sales tax of \$ 2,249,924 to the State of Florida for the purchase of taxable supplies.

NCH Healthcare System, Inc.  
**Real Property Taxes**  
For the year ended September 30, 2025

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Appraised Value of Land, Land Improvements, and Buildings	<b>2025</b> \$ 545,867,686
Millage Rate	various
Estimated Real Property Taxes	<u>\$ 5,095,362</u>

**Methodology:**

Due to NCH Healthcare System, Inc.'s tax-exempt status, real property taxes are not paid. In order to reflect NCH as a taxable entity, real property taxes should be imputed on all real property not currently subject to tax.

**Assumptions:**

Using the assessed value per the appropriate taxable government, Collier County Government or the City of Naples, the appropriate millage rate was multiplied to calculate the estimated tax exemption currently received.

**Conclusion:**

If NCH Healthcare System, Inc. were a taxable entity, it is estimated it would have paid property taxes in the amount of \$ 5,095,362 .

NCH Healthcare System, Inc.  
**Tangible Property Taxes**  
For the year ended September 30, 2025

	<b><u>2025</u></b>
Account Balances as of End of Fiscal Year	
Furniture & Fixtures (Rentals)	\$ -
Leasehold Improvements	22,526,677
Fixed Equipment	69,795,381
Movable Equipment	327,928,974
Total Assets Subject to Tangible Property Tax	<u>\$ 420,251,032</u>
Less Accumulated Depreciation:	
Furniture & Fixtures (Rentals)	\$ -
Leasehold Improvements	(16,251,359)
Fixed Equipment	(46,500,665)
Movable Equipment	(251,429,138)
Total Accumulated Depreciation	<u>\$ (314,181,162)</u>
Net Book Value of Assets Subject to Tangible Property Tax	\$ 106,069,870
Assessed Value Percentage	<u>100%</u>
Value of Assets Subject to Tangible Property Tax	106,069,870
Tangible Property Tax Rate	<u>0.9241%</u>
Estimated Tangible Property Tax Exemption	<u>\$ 980,149</u>

**Methodology:**

Tangible property tax would be paid by NCH Healthcare System, Inc. if it were a taxable entity.

**Assumptions:**

Net book value has been used as a proxy for an assessed value that would have been determined by the property appraiser. The appraiser would have used a complex aging schedule and residual values. The tax rate on tangible property in Collier County, Florida would be approximately 9.2406 per \$1,000 in 2025.

**Conclusion:**

If NCH Healthcare System, Inc. were a taxable entity, it is estimated it would have paid tangible property taxes of \$ 980,149 .

NCH Healthcare System, Inc.  
**Federal Unemployment Taxes (FUTA)**  
 For the year ended September 30, 2025

	<b><u>2025</u></b>
Average Number of Applicable Employees During the Year	4,087
Times Applicable Wage Threshold Per Employee	x 7,000
Equals Wages Subject to FUTA	\$ 28,609,000
Net FUTA Rate After State Credit Reduction	x 0.6%
Estimated FUTA exemption 75%	\$ 171,654

**Methodology:**

If NCH Healthcare System, Inc. were a taxable entity, it would be required to pay Federal Unemployment Tax.

**Assumptions:**

The net Federal Unemployment Tax rate is estimated to be .6% October 1, 2024 through September 30, 2025.

**Conclusion:**

If NCH Healthcare System, Inc. were a taxable entity, it is estimated it would have paid Federal Unemployment Tax of \$ 171,654 .

NCH Healthcare System, Inc.  
**Sales Tax on Capitalized Assets**  
For the year ended September 30, 2025

	<b>2025</b>
Fixed Equipment (Current Year Additions)	8,201,558
Movable Equipment (Current Year Additions)	34,376,384
Automobiles (Current Year Additions)	-
Capitalized Assets Subject to Sales Tax	42,577,941
Florida Sales Tax Rate	6%
Estimated Sales Tax Exemption on Capitalized Assets	\$ 2,554,676

<b>Tax Depreciation on Capitalized Sales Tax</b>						
	1993-2021	2022	2023	2024	2025	Total
FY 1993 to 2021	19,616,880					19,616,880
FY 2022	1,167,978	316,271				1,484,249
FY 2023	867,186	542,021	188,786			1,597,993
FY 2024	641,454	387,095	323,538	181,641		1,533,728
FY 2025	468,799	276,433	231,061	311,294	365,063	1,652,650
FY 2026	316,745	197,642	165,006	222,317	625,640	1,527,349
FY 2027	165,575	197,421	117,974	158,761	446,813	1,086,544
FY 2028	57,159	197,642	117,842	113,510	319,079	805,232
FY 2029		98,710	117,974	113,383	228,133	558,200
FY 2030			58,921	113,510	227,877	400,308
FY 2031				56,691	228,133	284,824
FY 2032					113,939	113,939
<b>Total</b>	<b>\$ 23,301,776</b>	<b>\$ 2,213,235</b>	<b>\$ 1,321,103</b>	<b>\$ 1,271,107</b>	<b>\$ 2,554,676</b>	<b>\$ 30,661,897</b>

**Methodology:**

Due to the non-profit status of NCH Healthcare System, Inc. sales tax is not paid on equipment purchases. Sales taxes that would have been paid would have been capitalized and depreciated over the useful life of the asset.

**Assumptions:**

Fixed equipment and movable equipment additions made in prior years should have capitalized sales tax paid. A seven year tax life has been used. Florida state sales tax is 6%.

**Conclusion:**

If NCH Healthcare System, Inc. were a taxable entity it is estimated it would have incurred sales tax expense of \$2,554,676 and had an estimated depreciation deduction of \$1,652,650 on equipment purchases.

NCH Healthcare System, Inc.  
**Florida State Income Tax**  
For the year ended September 30, 2025

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	<b><u>2025</u></b>
Federal Taxable Income (Loss) - page 7	\$ (11,649,027)
State Taxes Deducted in Computing	-
Less Standard State Exemption for Corp.	<u>(50,000)</u>
Florida Net Income (Loss)	<u>(11,699,027)</u>
Florida Net Income Rate	<u>0.055</u>
Estimated Florida State Income Tax Exemption	<u>\$ -</u>

**Methodology:**

If NCH Healthcare System, Inc. were a taxable entity, it would be required to pay State Income Tax.

**Assumptions:**

The State of Florida standard exemption is \$50,000.

**Conclusion:**

If NCH Healthcare System, Inc. were a taxable entity, it is estimated that it would have a Florida State income tax of \$0 in 2025.

NCH Healthcare System, Inc.  
**Analysis of the Cost of Charity Care**  
For the year ended September 30, 2025

	<b><u>2025</u></b>
Charges Written Off:	
Charity Care	\$ 110,515,018
Welfare	47,824
Total Charity Care	<u>\$ 110,562,842</u>
 Total Revenues	 <u>\$ 4,373,292,160</u>
 Total Expenses (excluding provision for bad debts)	 \$ 1,019,571,380
Implicit price concession	\$ 105,638,988
Bad Debts	444,920
Less: Other Operating Revenue	<u>(18,788,305)</u>
Adjusted Expenses	<u>\$ 1,106,866,983</u>
 <i>Adjusted Expenses as a Percentage of Revenues</i>	 <i>25.3097%</i>
 Estimated Cost of Providing Charity Care:	
Charity Care	27,971,016
Welfare	12,104
Total Charity Care	<u>\$ 27,983,120</u>

**Methodology:**

By applying the adjusted expenses as a percent of revenues to the charity and welfare charges written off, an estimate of the uncompensated cost of providing charity and welfare services is computed.

**Assumptions:**

The Texas method states that bad debts are to be included with expenses in the calculation of charity care. In reality, the vast majority of accounts written off as bad debts represents undocumented charity care provided to those with family income at or below the State charity guidelines. NCH Healthcare System, Inc. includes bad debt in the calculation of uncompensated care in the footnotes in the Audited Financial Statements.

**Conclusion:**

The estimated cost of providing uncompensated care to charity and welfare patients is \$ 27,983,120 .

NCH Healthcare System, Inc.  
**Analysis of Medicaid Cost Subsidy**  
For the year ended September 30, 2025

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	<b><u>2025</u></b>
Total Medicaid Charges	\$ 274,921,055
Adjusted Expenses as a Percentage of Revenues - page 14	x <u>25.3097%</u>
Estimated Cost of Providing Care to Medicaid Patients	69,581,685
Reimbursement from Medicaid Program	(18,924,904)
Medicaid Cost Subsidy	<u><u>\$ 50,656,781</u></u>

**Methodology:**

The Medicaid Cost Subsidy represents the excess of the costs of providing services to Medicaid beneficiaries. Medicaid payments reflect those received thru December 30, 2025.

**Conclusion:**

The estimated cost of providing care to Medicaid patients in excess of reimbursement is \$ 50,656,781 .

NCH Healthcare System, Inc.  
**Interest Expense on Long-Term Debt**  
For the year ended September 30, 2025

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Long-Term Debt-Municipal Bonds	<u>2025</u> \$ 315,050,000
Interest Rate Differential Between taxable and non-taxable	0.3036%
Estimated Interest Expense Savings of Tax Exempt Borrowings	<u>\$ 956,351</u>

**Methodology**

Used the Municipal Bond calculator to calculate taxable equivalent yield on the 2020, 2021, 2024A, 2024B-1, 2024B-2, and 2024C bonds.

**Assumptions**

Compared taxable bond issues versus non-taxable at time of issuance to determine the tax-exempt savings.

**Conclusion:**

Due to the taxable bond issue rate being above the non-taxable bond issue rate at time of issuance, NCH Healthcare System, Inc. would incur approximately \$956,351 in interest expense.